

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

August 4, 2009
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)

1. Meeting Called to Order at 6:30 p.m.
2. Pledge of Allegiance was lead by Commissioner Shirhall.
3. Roll Call

Commissioner Shirhall, Chairman
Commissioner Sully, Vice Chairman
Commissioner Coleman
Commissioner McKenzie
Commissioner Menth

Others Present:

Sherri Abbas, Development & Building Services Manager
Bret Finning, Associate Planner
Crystal Hodgson, Deputy City Attorney
Larry Wing, City Engineer
Candace Johnson, Planning Commission Secretary

About 3 others
4. Minutes – The minutes of July 7, 2009 were approved as submitted
5. Correspondence - None
6. Citizens Addressing the Commission on Non Agenda Items - None

Scheduled Items:

- | | |
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| 7. WHITNEY RANCH BUSINESS PARK
DESIGN REVIEW, DR-2008-09
TENTATIVE PARCEL MAP, DL-2008-04
ROCKLIN PARKWAY, LLC . | PUBLIC HEARING |
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This application is a request for approval of design review and tentative parcel map entitlements to allow the subdivision of the project site into 18 parcels and the development of a fourteen building business park on a portion of the site.

The subject property is generally located on the south side of Whitney Ranch Parkway approximately 700 feet westerly of the intersection of Whitney Ranch Parkway and Wildcat Boulevard. APN# 017-171-007.



The property is zoned Planned Development Commercial (PD-Com). The General Plan designation is Retail Commercial (RC).

Notice is hereby given that the City of Rocklin has determined that the EIR that was adopted for the Northwest Rocklin Annexation (Sunset Ranchos) project took into consideration the anticipated potential environmental impacts associated with the Whitney Ranch Business Park project and that no additional environmental documentation is necessary for this project.

The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous waste.

The applicant and property owner is Rocklin Parkway, LLC.

Bret Finning presented the staff report.

The Commission had no questions for staff.

Applicant, Richard Smith, Project Manager, addressed the Commission and gave a brief PowerPoint presentation.

The Commission had questions for the Applicant regarding the following:

1. Acceptance of conditions by the Applicant.

The hearing was opened to the public for their comments.
There being none the hearing was closed.

Commissioner Coleman asked staff to explain the choices in elevations for the different buildings.

Staff showed the Commission the three different elevations that were available and explained that the applicant intended for there to be a variety throughout the project.

Commissioner Coleman asked what color the solar panels would be.

Staff stated that no information was provided regarding the solar panels because by law the Planning Commission has no jurisdiction over design review of solar panels.

Commissioner McKenzie asked if the Planning Commission had any say over the design or color of the ancillary equipment that came off the roof.

Staff stated that the City has to treat them like ministerial permits which meant that there is no discretionary authority.

Commissioner Shirhall stated that there could not be any changes made by the Planning Commission but asked if the Commission would like the Applicant to describe the solar panels for informational purposes.

The Commissioners agreed they would like the Applicant to discuss the solar panel design.

Mike Musolino, property owner, addressed the Commission and described the type of solar panels that they intended to install.

Commission Deliberation/Discussion:

Commissioner Sully stated that she felt that overall it was a handsome project and she liked the Stanford Crossing project which had similar signage. She stated that she appreciated the efforts put into the landscaping and liked the outdoor seating area. She stated that she had no concerns about the project and it would be good for Rocklin. She felt that it conformed to the General Plan and zoning and was in favor of the project.

Commissioner McKenzie stated that he felt that the proposed use was suitable for the area and would be complimentary for the Whitney Ranch area. He felt that the landscaping and the pocket park would be appealing amenities for the project and the immediate area. He stated that he was also in favor of the project.

Commissioner Menth stated that he agreed with Commissioners Sully and McKenzie and he also supported the project.

Commissioner Coleman stated that he liked the signage and would like to see the solar panels installed as the applicant described. He stated that he also supported the project.

Commissioner Shirhall stated that there was a consensus among the Commission and asked staff if there was specific language that needed to be added to the parcel map resolution.

Staff asked that the Commissioners direct staff to add the assessor's parcel numbers to the Tentative Parcel Map condition 2a and add a condition to the Design Review resolution regarding the construction of the fourth leg of the signalized intersection.

Commissioner McKenzie made the following findings:

On the basis that the proposed project is consistent with Northwest Rocklin Area EIR and pursuant to CEQA guidelines Section 15162, no further environmental review is necessary as there is no new information, changed circumstances or evidence that the project has the potential to increase or create new impacts other than those covered in the previously certified EIR.

On the basis that the project use, scope, and scale is consistent with the Retail Commercial General Plan designation and PD Commercial zoning as it includes office uses consistent with the maximum 30% office use in commercial zones.

On the basis that the design of the project is consistent with the North West Rocklin GDP and City design guidelines in its height, setbacks, lot coverage, signage, color, landscaping, lighting, parking, architecture and with the incorporation of the conditions of approval.

With the incorporation of the conditions of approval and on the basis that the proposed subdivision of 11.85 acres into 17 lots is consistent with the Retail Commercial General Plan designation and the PD Commercial zoning classification and the requirements for minimum parcel size, access, utilities, easements and design.



On a motion by Commissioner McKenzie and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Whitney Ranch Business Park / DR-2008-09) was approved as amended by the following vote:

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

L. The proposed project is consistent with the North West Rocklin Annexation Area EIR & pursuant to CEQA Guidelines Section 15162, no further environmental review is necessary as there is no new information, changed circumstances or evidence that the project has the potential to increase or create new impacts other than those covered in the previously certified EIR.

M. The project use, scope, and scale is consistent with the Retail Commercial General Plan Designation and Planned Development Commercial Zoning as it includes office uses consistent with the maximum 30% office use in Commercial zones.

N. The design of the project is consistent with the North West Rocklin General Development Plan and City Design Guidelines in its height, setbacks, lot coverage, signage, color, landscaping, lighting, parking, architecture and with the incorporation of the conditions of approval, including the requirement to construct the fourth leg of the signalized intersection with Whitney Ranch Parkway.

3. Improvements / Improvement Plans

Project improvements shall be designed, constructed and / or installed as shown on the approved improvement plans, in compliance with applicable city standards. The project improvement plans shall include the following:
(ENGINEERING, PLANNING)

e. The following off-site improvements:

- ii) All work and modifications, as required by the City Engineer, to create and integrate the fourth leg of the traffic signal where the project driveway intersects Whitney Ranch Parkway, as generally indicated on Exhibit A.

Roll Call Vote:

AYES: McKenzie, Coleman, Menth, Sully and Shirhall
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0



On a motion by Commissioner McKenzie and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A TENTATIVE PARCEL MAP (Whitney Ranch Business Park / DL-2008-04) was approved as amended by the following vote :

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

J. The proposed subdivision of 11.85 acres into 17 lots including the incorporation of the conditions of approval is consistent with the Retail Commercial General Plan designation and the Planned Development Commercial Zoning classification and the requirements for minimum parcel size, access (including access to adjacent parcels as specified by Assessor's Parcel Numbers in the conditions of project approval), utilities, easements, and design.

2. Reciprocal Easements

- b. Prior to, or concurrent with the recordation of the final map, the subdivider / applicant shall record an access easement (location non-specific), or its legal equivalent in a form acceptable to the City Attorney, in favor of the adjacent properties to the east (APN: 017-171-006) and west (APN: 017-081-058), to allow the opportunity for future access between parcels. (CITY ATTORNEY, ENGINEERING)

Roll Call Vote:

AYES: McKenzie, Coleman, Menth, Sully and Shirhall
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0

8. **Reports and Discussion Items from Planning Commissioners**

- a. Boats and trailer on Pebble Creek Drive.
b. Ice cream truck on Humboldt.

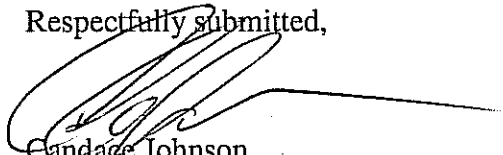
9. **Reports from City Staff**

- a. City Council Actions
i. America's Tire

10. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 6:56 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Candace Johnson', with a long horizontal line extending to the right.

Candace Johnson
Planning Commission Secretary